

## APPLICANT RESPONSE STATEMENT

## ANNEXATIONS AND REZONINGS

The applicant finds that the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the right to unrestricted use of property and shall govern the exercise of the zoning power.

If this application is in response to an annexation and/or rezoning, please respond to the following standards in the form of a written narrative:

1. Explain the intent of the requested zoning. *Applicant proposes the annexation and rezoning for development of a townhome community including quality amenity features.*
2. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property. *Applicant contends that the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property. Property adjacent to the west (across Hames Road) is zoned GC and used for a U-Haul Center and Hames Business Park. Adjacent property to the north is also zoned GC and used for a RaceTrac store. Applicant's proposal provides for ideal land use transition moving easterly toward adjacent single family uses zoned R-20 along Sunlight Drive, as well as existing higher density uses further south along Hames Road zoned PUD (West Oak).*
3. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property. *Given the applicant's contention that the proposed use provides for an ideal land use transition to southern and eastern neighboring properties, no adverse effect to the existing use or usability of adjacent or nearby property is anticipated.*
4. Whether the property to be affected by a proposed zoning has a reasonable economic use as currently zoned. *Applicant contends that subject property's existing zoning does not provide for a reasonable economic use in that majority of adjacent and nearby properties are not being used for large lot, single family residential development as required by underlying R-40 zoning (normally reserved for more rural type areas without urban services and transportation facilities).*
5. Whether the proposed zoning will result in a use which will or could cause an excessive or burdensome use of exiting streets, transportation facilities, utilities, or schools. *Given the existence of full urban services, as well as applicant's intention to comply with all required City of Woodstock project related improvements and Impact Fees, no excessive or burdensome use of existing streets, transportation facilities, utilities or schools is anticipated.*
6. Whether the proposed zoning is in conformity with the policy and interest of the land use plan. *Applicant contends that subject property and proposed rezoning is in conformity with the policy and interest of the land use plan. Subject property is currently recommended (via Cherokee County Future Development Map and Figure 34 of the Woodstock Comprehensive Plan-Cherokee County Character Area Equivalencies) for Neighborhood Living which encourages residential development with neighborhoods that feature smaller lots for both attached and detached dwellings.*
7. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed zoning. *Applicant contends that the subject property and its existing location as an ideal land use*

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*transition to southern and eastern neighboring properties, in combination with proposed design elements and architectural features reflective of changing conditions, provide supporting grounds for approving the proposed annexation and rezoning.*

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